

**GARFIELD COUNTY, UTAH**  
**MOBILE HOME &**  
**RECREATIONAL VEHICLE**  
**ORDINANCE**

**ADOPTED JULY 26, 1989**

**AMENDED: 2005, 2006, 2018, 2019, 2020**



# **GARFIELD COUNTY MOBILE HOME & RECREATIONAL VEHICLE ORDINANCE**

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**GARFIELD COUNTY, UTAH**  
**MOBILE HOME & RECREATIONAL VEHICLE**  
**ORDINANCE NO. 2019-7**

**AN ORDINANCE REGULATING THE LOCATION, INSTALLATION AND USE OF MOBILE HOMES AND RECREATIONAL VEHICLES IN THE UNINCORPORATED AREAS OF GARFIELD COUNTY, UTAH.**

Be it ordained by the Board of Commissioners of Garfield County, Utah as follows:

**Chapter 1. GENERAL PROVISIONS**

**1-1 Interpretation and Purpose.**

The interpretation, application and provisions of this Ordinance shall be held to be the minimum regulations required for the protection or preservation of public health, safety and welfare. To protect the public, among other purposes, such provisions are intended to provide for permanently wholesome community environments, adequate facilities, adequate services, and safety of its citizens.

**1-2 Intent.**

1. To permit variety and flexibility in land development for residential purposes by allowing the use of mobile homes and Recreational Vehicles in certain districts within Garfield County.
2. To require that mobile home and Recreational Vehicle developments will be of such character as to promote the objectives and purposes of the Garfield County Zoning Ordinance; to protect the integrity and characteristics of the districts contiguous to those in which Mobile Home Parks and Recreational Vehicle Parks are located; and to protect other land use values contiguous to or near mobile home or Recreational Vehicle developments.

**1-3 Definitions.**

Unless context requires otherwise, the following definitions shall be used in the interpretation and construction of this Ordinance. Words used in present tense include the future; singular number shall include the plural, and the plural the singular; the word "building" shall include the word "structure"; the words "used" or "occupied" shall include arranged, designed, constructed, altered, converted, rented, leased, or intended to be used or occupied; the word "shall" is mandatory and not directory, and the word "may" is permissive; the word "person" includes a firm, association, organization, partnership, trust, company, or corporation, as well as an individual; the word "lot" includes the words plot or parcel. Words used in this Ordinance but not defined herein shall have the meaning as defined in any other ordinance adopted by the Garfield County Commission.

1. **Accessory Use or Building:** A use or building on the same lot with, and of a nature customarily incidental to and subordinate to, the principal use of building.
2. **Awning:** Any shade structure or approved material installed, erected or used adjoining or adjacent to a mobile home.
3. **Building:** Any structure built for the support, shelter or enclosure of persons, animals, chattels, or moveable property of any kind and includes any structure.
4. **Building Official:** The official designated by the County Commission as the Inspector for Garfield County.
5. **Camper:** See "Recreational Vehicle".
6. **Developer:** An individual, firm, corporation, partnership, subdivider or association who designs or builds a Mobile Home Park, Mobile Home Subdivision or Recreational Vehicle Park.
7. **Dwelling:** Any building, structure or a portion thereof, occupied or intended as a residence or sleeping place of one or more persons or families with cooking or bathroom facilities, but not including hotel, motel, lodge, or nursing home rooms.

**Foundation, Permanent:** The portion of a building or structure which rests on the earth as a concrete foundation. The foundation includes concrete footings capable of distributing the weight of a building or structure evenly in relationship to the supporting characteristics of the soil.

8. **Garage, Private:** A detached accessory building, or a portion of a main building, used for the storage of motor vehicles for the tenants or occupants of a specific building and not by the general public.
9. **General Plan:** The Garfield County Master Plan, General Plan, Resource Management Plan or other plans, policies and programs adopted by Garfield County.
10. **License:** A written license issued by Garfield County and approved by the local Building Official, allowing a person to operate and maintain a Mobile Home Park or Recreational Vehicle Park under the provisions of this Ordinance and regulations here issued.
11. **Lot:** A parcel or unit of land describable whether by metes and bounds, or by other legal plat designation held, or intended to be held in separate ownership or leasehold, or a parcel or unit of land shown as a lot or parcel on a recorded subdivision map, or shown on a plat used in the lease or sale or offer of lease or sale of land resulting from the division or a larger tract into smaller units.

12. **Mobile Home:** A detached, single-family dwelling unit not less than thirty (30) feet in length, designed for long-term occupancy, and to be transported on its own wheels or a flatbed or other trailer or detachable wheels; containing a flush toilet, sleeping accommodation, a bathtub and/or shower, kitchen facilities, plumbing and electrical connections provided for attachment to appropriate external systems and ready for occupancy except for utility connections and other minor preparations. Pre-sectionalized, modular or pre-fabricated houses not placed on a permanent foundation shall be regarded as mobile homes; *if placed upon a permanent foundation, such structures which meet all applicable building and housing codes shall not be considered as mobile homes, but shall be regulated as conventional housing.*
13. **Mobile Home Lot:** A lot within a Mobile Home Park or subdivision, designed and to be used for the accommodation of one mobile home.
14. **Mobile Home Park:** A parcel designed and approved by the County for occupancy by mobile homes on a retail basis meeting all requirements of Garfield County plans and ordinances.
15. **Mobile Home Space:** A space within a Mobile Home Park, designed and to be used for the accommodation of one (1) mobile home.
16. **Mobile Home Stand:** That part of the mobile home space reserved for placing the mobile home with its associated structures or additions.
17. **Mobile Home Subdivision:** A subdivision designed and intended for residential use where lots are to be individually owned or leased and occupied by mobile homes exclusively.
18. **Permanent Living:** The condition of 1 or more persons occupying a recreational vehicle for longer than 30 days in any 60-day period.
19. **Planned Unit Development:** An integrated design for development of residential, commercial or industrial uses or limited combinations of such uses, in which the density and location regulations of the district in which the development is situated may be varied or waived to allow flexibility and initiative in site and building design and location, in accordance with a plan approved by the Planning Commission the County Commission.
20. **Recreational Vehicle:** A vehicular portable unit mounted on wheels, of such a size or weight as not to require special highway movement permits when drawn by a motorized vehicle. Vehicles such as travel trailers, tent camper trailers, truck campers, camp cars, motor homes or other vehicles with or without motive power designed and/or constructed to travel on public thoroughfares in accordance with provisions of the Utah Vehicle Code and designed for human habitation. May also be referred to as Recreational Coach, or Travel Trailer.

21. **Recreational Vehicle Park:** An area of land where spaces are rented commercially to one or more owners or users of Recreational Vehicles or travel trailers. May also be referred to as Recreational Coach Park.
22. **Recreational Vehicle Space:** A plot of ground within a Recreational Vehicle Park, designated and intended for the accommodation of one (1) or more Recreational Vehicle.
23. **Service Building:** A substantial, permanent building, providing toilet facilities, laundry facilities and/or other facilities for use in common by the occupants of Mobile Home Parks or Recreational Vehicle Parks.
24. **Subdivider:** Any person, developer, firm, corporation, partnership or association who causes land to be divided in a Mobile Home Subdivision for himself or others.
25. **Temporary Living:** The condition of 1 or more persons occupying a recreational vehicle for less than 30 days at a time.
26. **Travel Trailer:** See Recreational Vehicle.
27. **Travel Trailer Park:** See Recreational Vehicle Park.
28. **Unimproved Property:** A lot without a dwelling or a private garage.



## **Chapter 2. LOCATION**

### **2-1 Mobile Homes.**

No occupied Mobile Home shall be located anywhere within the unincorporated areas of Garfield County except in a licensed Mobile Home Park, approved Mobile Home Subdivision, as living quarters on bona fide farms and ranches, as set forth in Section 5-5 (3) or as temporary installations for members of the immediate family (parents, children, brothers, or sisters) when a temporary Conditional Use Permit is approved by the Garfield County Planning Commission and then the Garfield County Commission. This limitation does not apply to unoccupied mobile homes in licensed mobile home sale areas.

### **2-2 Recreational Vehicles.**

1. No Recreational Vehicle shall be occupied for permanent living anywhere within the unincorporated areas of Garfield County, at any time, except in a licensed Recreational Vehicle Park approved for such use.
2. The Planning Commission and County Commission may grant a Conditional Use Permit to allow occupancy of a Recreational Vehicle longer than 30 days for uses such as construction of a permanent dwelling.

### **2-3 Storage.**

Recreational Vehicles which are unoccupied for living purposes may be stored on a private parcel of land, provided they do not violate any required setbacks for front, rear or side yards.

### **2-4 Infrastructure and Utility Connections**

1. On a private parcel of land not approved for such use, Recreational Vehicles shall not be permanently connected to infrastructure or utilities, (i.e. wastewater, culinary drinking water, natural gas, propane gas, power, etc.) at any place in the unincorporated areas of Garfield County, at any time.
  - a. Self-contained infrastructure or utilities, (i.e. wastewater septic tanks, potable water storage tanks, propane tanks, portable generators, etc.) that are affixed to, or part of the Recreational Vehicle do not apply to this section.
2. Infrastructure or utilities may be extended to Recreational Vehicles upon approval of a Building Permit from the Garfield County Building Department and a Conditional Use Permit by the Garfield County Planning Commission and County Commission for a Construction Camp.

## **Chapter 3.        APPROVAL**

### **3-1     Mobile Home Parks.**

Mobile Home Parks may be approved by the Garfield County Planning Commission and County Commission in locations permitting such use in the Garfield County Zoning Ordinance. Before approval is granted, a report to the Garfield County Commission by the Garfield County Planning Commission shall find the proposed development will:

1. Be in keeping with the general character of the District within which it is to be located.
2. Be located on a single parcel of land not less than two (2) acres, unless the Mobile Home Park is part of an approved Planned Unit Development.
3. Have at least twenty (20) percent of the spaces completed, ready for occupancy or an approved financing plan for construction and phase completion, together with approved financial security to assure compliance, before first occupancy is permitted.
4. Meet all standards and requirements of this Ordinance and all other requirements of applicable ordinances, except where such requirements are modified by approval of a Planned Unit Development.
5. Have the written approval of the Utah State Department of Health and/or Local Health Authority.

### **3-2     Mobile Home Subdivisions.**

Mobile Home Subdivisions may be approved by the Garfield County Planning Commission and County Commission in locations permitting such use in the Garfield County Zoning Ordinance. Before such approval may be granted, a report to the Garfield County Commission by the Garfield County Planning Commission shall find that the proposed development will:

1. Be located on a parcel of land containing not less than two (2) acres.
2. Be consistent with the character of the Zone in which it is located and lot sizes shall not be less than 8,000 sq. ft.
3. Meet all applicable requirements of the Garfield County Subdivision Ordinance.
4. Meet all standards and requirements of this Ordinance and all other requirements of applicable ordinances, except where such requirements are modified by approval of a Planned Unit Development.

### **3-3 Recreational Vehicle Parks.**

Recreational Vehicle Parks may be approved by the Garfield County Planning Commission and County Commission in locations permitting such use in the Garfield County Zoning Ordinance. Before approval is granted, a report to the Garfield County Commission by the Garfield County Planning Commission shall find the proposed development will:

1. Be placed on a parcel of land of not less than two (2) acres, or adjacent to or in conjunction with a Mobile Home Park, unless modified by a Planned Unit Development.
2. Before first occupancy, have at least twenty (20) percent of the spaces completed, or an approved schedule of financing, construction and phase completion and approved financial security, to assure compliance.
3. Meet all standards and requirements of this Ordinance, the Garfield County Zoning Ordinance and all other applicable Ordinances, except where these are modified by approval of a Planned Unit Development.
4. Meet all requirements of the State of Utah Recreational Vehicle Park Sanitation Regulations and Mobile Home Park Sanitation Regulations, which are intended to apply to Recreational Vehicles as defined in such regulations.
5. Be consistent with the character of the Zone in which it is located and lot sizes shall not be less than 1,000 sq. ft. (no Recreational Vehicle park shall have a density greater than 16 units per acre.)
6. Only allow Recreational Vehicles, as defined in this Ordinance, to occupy the spaces in the proposed Recreational Vehicle Park.
7. Ensure that each Recreational Vehicle Space consists of a parking space for at least one (1) Recreational Vehicle and an additional parking space for at least one (1) automobile.
8. A public hearing need not be held; however, hearings may be held when the Planning Commission or County Commission deem it necessary or desirable to serve the public interest. Impacted property owners shall be advised through appropriate advertising or direct contact.

**3-4 Services and Facilities.**

1. The Garfield County Planning Commission and County Commission shall not approve any applications for Mobile Home Parks, Recreational Vehicle Parks or Mobile Home Subdivisions if a) the developer cannot prove adequate culinary water, waste disposal system and storm drainage facilities, plus access or other necessary improvements; b) the developer cannot assure the planned development will be completed in a reasonable time; c) the Garfield County Planning Commission and County Commission determines there would be a danger of flood, fire or other hazard, or d) the proposed development would be of such character or in such a location that it would:
  - a. Create excessive costs for public service and facilities,
  - b. Unreasonably hurt or destroy the environment,
  - c. Endanger the health or safety of the public,
  - d. Cause excessive air or water pollution, soil erosion, or
  - e. Be inconsistent with the Garfield County General Plan or specific plan or the area in which it is to be located.
2. The Garfield County Planning Commission and County Commission shall not approve any temporary dwelling to be used for a permanent dwelling located in areas not proposed as a Mobile Home Park, Mobile Home Subdivision or Recreational Vehicle Park, including but not limited to private lots.

## **CHAPTER 4. APPLICATION**

### **4-1 Preapplication Meeting.**

Prior to formal application for a Mobile Home Park, Recreational Vehicle Park, or Mobile Home Subdivision all applicants shall first have a preapplication meeting with the Garfield County Sketch Phase Committee or the Garfield County Zoning Administrator.

### **4-2 Application Elements.**

The application for a Mobile Home Park, Recreational Vehicle Park or Mobile Home Subdivision permit shall contain the following information:

1. Applicant(s) name, business name, mailing address, address of proposed development, email and phone number of applicant(s), current zoning of parcel, tax ID number of parcel and acreage of the parcel.
2. An overall development plan prepared by a person or persons qualified to prepare such plans. The plan scale shall be not smaller than one (1) inch to fifty (50) feet. At least eight copies of the plan shall be submitted, and shall show:
  - a. The area of the tract, drawn to scale, with dimensions and the approximate total acreage.
  - b. Number, location, and design of parking spaces and size of lots, RV spaces or subdivision lots, and open spaces for the entire area clearly designated.
  - c. The location and width or size of roadways and walkways, parking areas, drainage facilities and access to the public thoroughfares.
  - d. The location of service buildings and all other proposed structures.
  - e. The location and size of natural features, such as wetlands, floodplains, streams, lakes, drains, wooded areas, and any anticipated change, together with topography at two (2) foot contour intervals, unless another interval is required by the Garfield County Planning Commission and County Commission.
  - f. The size, location, and design of recreational facilities.
  - g. Detailed landscaping and utility plans, including location of TV systems, fire hydrants, water and sewer lines, gas, power, and telephone service.
  - h. Property ownership, if other than applicant.
  - i. Conditions, covenants, and restrictions.
  - j. Articles and by-laws of Owners Association, if any.
  - k. Any other data the Garfield County Planning Commission and County Commission may require.

#### **4-3    Fees.**

The applicant for approval of plans for a Mobile Home Park, Recreational Vehicle Park or a Mobile Home Subdivision shall pay a checking fee to the Building Official at the time of application, in addition to building, plumbing, and electrical permits, or any other required license, or other fee. The checking fee shall be based upon the area of the property included in the plan. The fees shall be set by the Garfield County Commission.

#### **4-4    Approval.**

Applications for approval shall be in writing, submitted to the Garfield County Commission at its regular meeting and shall be granted or denied within forty-five (45) days, unless an extension of such time is approved by the Garfield County Commission. An application denied by the County Commission may be appealed to the Garfield County Board of Adjustment which appeal must be made in writing within thirty (30) days after the denial by the Planning Commission.

Prior to any final approval of Mobile Home Park, Mobile Home Subdivision or Recreational Vehicle Park the developer shall enter into an agreement with Garfield County which shall be substantially in the following form:

## **AGREEMENT**

This Agreement is made by and between \_\_\_\_\_  
(hereafter "developer") and Garfield County.

Developer hereby acknowledges receipt of or reference to the Garfield County Mobile Home & Recreational Vehicle Ordinance. Developer hereby acknowledges that he or she has read the Garfield County Mobile Home & Recreational Vehicle Ordinance and that he or she will fully comply with the provisions and requirements therein contained.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Developer

## **Chapter 5. STANDARDS AND REQUIREMENTS**

### **5-1 Planning Commission Review.**

For all Mobile Home Parks, Recreational Vehicle Parks and Mobile Home Subdivisions, the Garfield County Planning Commission shall review the proposed development plan to determine its compliance with all the portions of the Garfield County General Plan and Ordinances, and, among other things shall make sure that such environment of sustained development will constitute a residential desirability and suitability and that it will not adversely affect amenities in the surrounding area. Standards higher than the Ordinance may be required if minimum standards contained in this necessary for local conditions of health, safety, and protection of property, and to ensure that the development will mix harmoniously with contiguous or nearby existing and planned uses.

### **5-2 Mobile Home Park Standards and Requirements.**

The development of a Mobile Home Park shall conform to the following standards and requirements, unless modified by an approved Planned Development:

1. All Mobile Home Parks shall be connected to Utah State Department of Health and/or Local Health Authority approved water and waste disposal systems.
2. All Mobile Home Parks within one (1) mile of any city limit shall require approval from said municipality in conjunction with approval from the Garfield County Commission.
3. The area shall be one (1) ownership, or if in several, the application for approval of the development shall be filed jointly by all owners of the property included in the plan.
4. Prior to a formal application for a Mobile Home Park, all applicants shall first have a preapplication meeting with the Garfield County Planning Commission.
5. The plans for a Mobile Home Park shall be prepared or approved by a licensed architect or licensed engineer. In all cases it is recommended that professional design and other assistance be obtained early in the program. It is the intent of Garfield County that the developer solves his or her problem before approval is given and construction begins.
6. In all Mobile Home Parks, a strip of land at least fifteen (15) feet wide surrounding the entire park shall be left unoccupied by mobile homes and shall be properly landscaped to conform to the surrounding area. All other areas not hard-surfaced or in buildings shall be landscaped.
7. Storm drainage facilities shall be so constructed as to protect residents of the development as well as adjacent property owners. Such facilities shall be of sufficient capacity to ensure rapid drainage and prevent the accumulation of stagnant pools of water in or adjacent to the development.
8. All storage and solid waste receptacles outside the confines of any mobile home must be constructed and maintained in an orderly manner by the park owner.



9. All patios, carports, garages, and other add-ons shall be constructed in accordance with standard commercial practice and shall be governed by the Mobile Home Park restrictive covenants.
10. All mobile homes shall be skirted within forty-five (45) days of occupancy and shall be governed by the Mobile Home Park restrictive covenants.
11. The owner of the Mobile Home Park shall provide adequate street lighting.
12. In Mobile Home Parks, all off-street parking spaces and driveways shall be hard-surfaced or have a six (6) inch gravel base before the adjacent mobile home spaces may be occupied.
13. In Mobile Home Parks, the roadways shall be designed to accommodate anticipated traffic, including the following standards, unless modified by an approved Planned Unit Development:
  - a. Road Width: A minimum of thirty (30) feet.
  - b. Entrance Roadways: A minimum of thirty-six (36) feet in width.
  - c. Roadways: All roadways shall be hard-surfaced or have a six (6) inch gravel base and shall be properly drained.
  - d. Sidewalks: Forty-eight (48) inch minimum width sidewalks shall be installed on all main roadways within the development. All sidewalks shall be hard-surfaced.
  - e. Access: Each Mobile Home Park shall have at least two (2) accesses to public streets.
14. In a Mobile Home Park, the number of mobile homes shall be limited to seven (7) units per acre and may be limited to fewer units, depending on mobile home size, topography, and other factors of the particular site. The mobile homes may be clustered, provided that the total number of units does not exceed the number permitted on one (1) acre, multiplied by the number of acres in the development. The remaining land not contained in individual lots, roads, or parking shall be set aside and developed as parks, playgrounds, and service areas for the common use and enjoyment of occupants of the development, and visitors thereto.
15. In a Mobile Home Park, no home or add-on shall be located closer than twenty (20) feet from the nearest portion of homes and add-ons shall be set any other home or add-on. All such back at least ten (10) feet from road curbs or walks. If the mobile home tongue remains attached, it shall be set back a minimum of six (6) feet from road curbs or walks. All mobile homes shall be set back at least fifteen (15) feet from any boundary of the Mobile Home Park.

16. Off-street parking shall be provided at the rate of two (2) parking spaces per mobile home space, and each such parking space shall have a minimum of ten (10) feet and minimum depth of twenty (20) feet. In no case shall the parking space be located further than one hundred (100) feet from the mobile home space it is designed to serve.
17. The Mobile Home Park restrictive covenants shall provide for no on street parking.
18. One (1) story bulk storage areas shall be provided within a Mobile Home Park, equivalent to sixty (60) square feet per mobile home space. The area designated for said bulk storage shall be improved, landscaped and maintained in an appropriate manner by the owner of the Mobile Home Park.
19. A launderette for convenience of park occupants, but not for the general public, may be included in Mobile Home Parks.
20. In a Mobile Home Park, access shall be provided to each mobile home stand for maneuvering mobile homes into position. The access way shall be kept free from trees and other immovable obstructions. Paving under mobile homes will not be required if adequate support is provided as required by State regulations. Use of planks, steel mats, or other means to support the mobile home during placement shall be allowed so long as the same are removed upon completion of placement.
21. No Mobile Home Park in Garfield County shall be allowed in an obvious flood or geological hazardous area.

### **5-3 Recreational Vehicle Standards and Requirements.**

The development of a Recreational Vehicle Park shall conform to the following standards and requirements, unless modified by an approved Planned Unit Development.

1. All Recreational Vehicle Parks shall be connected to Utah State Department of Health and/or Local Health Authority approved water and waste disposal systems.
2. All Recreational Vehicle Parks located within one (1) mile of any municipality shall require approval from said municipality in conjunction with approval from the Garfield County Commission.
3. The area shall be one (1) ownership, or if in several, the application for approval of the development shall be filed jointly by all owners of the property included in the plan.
4. Prior to a formal application for a Recreational Vehicle Park all applicants shall first have a preapplication meeting with the Garfield County Planning Commission.
5. Recreational Vehicle Parks shall generally be located:
  - a. Adjacent to or in close proximity to a major traffic artery or highway.
  - b. Adjacent to a Mobile Home Park.
6. Recreational Vehicle Parks shall contain no more than fifteen (15) units per acre. The spaces may be clustered, provided that the total number of units does not exceed the number permitted on one (1) acre, multiplied by the number of acres in the development. The remaining land not contained in individual Recreational Vehicle spaces, roads, paving, shall be set aside and developed as park, playground, or service areas for the common use and enjoyment of occupants of the park and visitors thereto.
7. The plans for a Recreational Vehicle Park shall be prepared or approved by a licensed architect or licensed engineer. In all cases, it is recommended that professional design and other assistance be obtained early in the program. It is the intent of Garfield County that the developer solves his or her problems before approval is given and construction begins.
8. In all mobile Recreational Vehicle Parks, a strip of land at least fifteen (15) feet wide surrounding the entire Recreational Vehicle Park shall be left unoccupied by Recreational Vehicles, and shall be properly landscaped to conform to the surrounding area. All other areas not hard-surfaced or in building shall be landscaped.
9. The owner of the Recreational Vehicle Park shall provide adequate street lighting.
10. In Recreational Vehicle Parks, all off-street parking spaces and driveways shall be hard-surfaced or have a six (6) inch gravel base before the adjacent Recreational Vehicle space may be occupied.

11. In Recreational Vehicle Parks, the roadways shall be designed to accommodate anticipated traffic, including the
  - a. Road Width: A minimum of twenty-two (22) feet.
  - b. Entrance Roadways: A minimum of thirty-six (36) feet in width shall be required. Such entrance shall be approved by the Garfield County Planning Commission.
  - c. Roadways: All roadways shall be hard-surfaced or have a six (6) inch gravel base and shall be properly drained.
  - d. Access: In addition to the Recreational Vehicle Park entrance roadway, an approved emergency access road shall be approved by the Garfield County Planning Commission.
12. Storm drainage facilities shall be so constructed as to protect visitors to the Recreational Vehicle Park as well as adjacent property owners. Such facilities shall be of sufficient capacity to ensure rapid drainage and prevent the accumulation of stagnant pools of water in or adjacent to the development and shall be connected to the municipal storm drainage facilities if available.
13. All storage and solid waste receptacles outside the confines of any Recreational Vehicle Park must be constructed and maintained in an orderly manner by the park owner.
14. No Recreational Vehicle Park in Garfield County shall be allowed in an obvious flood or geological hazardous area.
15. All Recreational Vehicle Parks shall provide shower and bathroom facilities for tent campers and units which are not self-contained.
16. Dump stations shall be required at all Recreational Vehicle Parks for self-contained units.
17. Recreational Vehicle Parks shall meet all requirements of the State of Utah Recreational Vehicle Park Sanitation Regulations and Mobile Home Park Sanitation Regulations, which are intended to apply to trailer, camper, and tent camps as defined in such regulations.

#### **5-4 Mobile Home Subdivisions.**

The development of a Mobile Home Subdivision shall conform to the following standards and requirements, unless modified by an approved Planned Unit Development plan.

1. All Mobile Home Subdivision shall be connected to a Utah State Department of Health and/or Local Health Authority approved water and waste disposal system.
2. All Mobile Home Subdivisions located within one (1) mile of any municipality shall seek approval from said municipality in conjunction with the approval from the Garfield County Commission.
3. The area shall be in one (1) ownership, or if in several, the application for approval of the development shall be filed jointly by all owners of the property included in the plan.
4. The plans for a Mobile Home Subdivision shall be prepared or approved by a licensed architect or licensed engineer. In all cases, it is recommended that professional design and other assistance be obtained early in the program. It is the intent of Garfield County that the developer solves his or her problems before approval is given and construction begins.

In all Mobile Home Subdivisions, a strip of land at least fifteen (15) feet wide surrounding the subdivision shall be left unoccupied by mobile homes and be landscaped and maintained in an orderly manner.

5. Storm drainage facilities shall be so constructed as to protect residents of the development as well as adjacent property owner. Such facilities must be of sufficient capacity to ensure rapid drainage and prevent the accumulation of stagnant pools of water in or adjacent to the development and shall be connected to the municipal storm drainage system if available.
6. All storage and solid waste receptacles outside the confines of any mobile home must be constructed and maintained in an orderly manner by the owner.
7. The Garfield County Planning Commission requires a security compound for the storage of vehicles, boats and other large items, to be provided equivalent to a minimum of three hundred (300) square feet of paved or graveled area per mobile home lot, to be maintained by a home owner's association in the Mobile Home Subdivision.
8. In all Mobile Home Subdivisions, within forty-five days of occupancy, each mobile home shall be skirted.
9. In Mobile Home Subdivisions roadway widths shall be required by the Garfield County Subdivision Ordinance, except as may be modified by an approved Planned Unit Development.
10. In addition to the above provisions, all Mobile Home Subdivisions shall comply with the applicable requirements and provisions set forth in the Garfield County Subdivision Ordinance.

11. No Mobile Home Subdivision in Garfield County shall be allowed in an obvious flood or geologically hazardous area.

#### **5-5 Additional Provisions.**

The construction, alteration, repair, or removal of any building or structure, or any part thereof, or any electrical power added to the property as provided or as restricted in this ordinance, shall not be commenced or proceeded with except after the issuance of a written for the same by the Building Official. If work is not started on a structure or building within one (1) year from issuance of a permit, anew permit will be required. Pursuant to the issuance of a building permit in Garfield County, the applicant shall submit to the Building Official evidence of having an approved culinary water supply and an approved method of waste disposal. Both the water supply and the method of waste disposal shall be approved in writing by the Utah State Health Department prior to the issuance of a building permit.

In addition to meeting the above requirements and conditions and conforming to the other laws, regulations and ordinances of Garfield County the following shall apply:

1. All Mobile Home Parks, Recreational Vehicle Parks and Mobile Home Subdivisions shall also conform to all applicable State regulations. In the event of any conflict between said codes and this Chapter, this Chapter shall take precedence where regulations contained herein are more strict, and the provisions of the Codes shall take precedence where those regulations are more strict.
2. Permits are required for mobile homes to be placed in Mobile Home Subdivisions, or to be placed on a permanent foundation and must first meet County and State approved codes.

All mobile homes will be tied down with approved tie-downs and will be inspected by the Building Official.

3. In order for a mobile home to be placed in a residential area which is not zoned for mobile homes, and to be considered a permanent installation, the following conditions must be met:
  - a. Plans to be approved by Building Department prior to placement of mobile home.
  - b. Mobile home to be placed on a permanent foundation.
  - c. Mobile home to be covered with construction material that shall conform to the surrounding area.
  - d. Subject to review in one (1) year if not completed.
  - e. Meet Garfield County Climatic and Geographic Design Criteria requirements.

## **Chapter 6.       NONCONFORMING UNITS**

### **6-1   General.**

If a nonconforming mobile home is removed from the premises, it cannot thereafter be returned, except that:

1. **Correction of Deficiencies.** If such removal was upon order of the Building Official for correction of deficiencies or by decision of the owner for the purpose of correcting deficiencies, the mobile home may be replaced upon the premises upon correction of such deficiencies within sixty (60) days; or
2. **New Mobile Home.** A new mobile home may be established on the premises if:
  - a. Accomplished within sixty (60) days; and
  - b. The restored or new mobile home is owned by the same owner as the mobile home removed.



## **Chapter 7. UTILITIES**

Every Mobile Home Park, Recreational Vehicle Park and Mobile Home Subdivision shall provide utility service to every mobile home stand or lot.

## **Chapter 8. GUARANTEES**

For Mobile Home Parks, Recreational Vehicle Parks and Mobile Home Subdivisions, all developers or subdividers must guarantee the installation of the development as spelled out in Chapter 9 of the Garfield County Subdivision Ordinance.

## **Chapter 9. COMPLIANCE WITH OTHER REGULATIONS**

Any mobile home or Recreational Vehicle located in any permitted area shall comply with and conform to all other zoning laws, rules, regulations, building, plumbing, electrical, fire prevention and all other codes and requirements applicable to the zone in which said mobile structure or building erected within home or Recreational Vehicle is located.

## **Chapter 10. PENALTY**

The violation of any part of this Ordinance shall constitute an offense and shall be punishable as provided in the local ordinances for misdemeanors. In addition, Garfield County may enjoin by civil action the violation hereof and may remove any mobile home from a location violating the provisions hereof and assess the expenses thereof as a cost of action.

## **Chapter 11. SEVERABILITY CLAUSE**

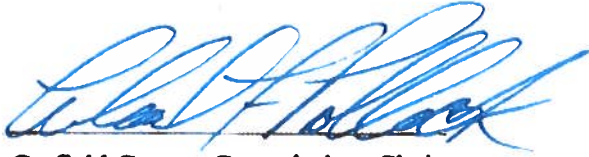
It is hereby declared to be Garfield County's Legislative intent that the provisions of this Ordinance shall be severable in accordance with the provisions set forth below:

1. If any provision or provisions of this Ordinance are declared to be invalid by a decision of any court of competent jurisdiction, it is hereby declared to be the legislative intent that:
  - a. The effect of such decisions shall be limited to that provision or provisions which are expressly stated in the decision to be invalid; and
  - b. Such decisions shall not affect, impair, or nullify this Ordinance as a whole or any part thereof, but the rest of this Ordinance shall continue in full force and effect.



## **Chapter 12. ADOPTION**

Passed and adopted by the Board of County Commissioners of Garfield County, Utah, this 8<sup>th</sup> day of July, 2019.



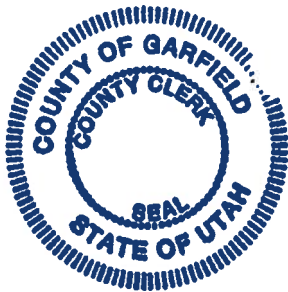
Garfield County Commission, Chair  
Leland F. Pollock

ATTEST:



Garfield County Auditor/Clerk  
Camille A. Moore

County Seal:



## **GARFIELD COUNTY ORDINANCE NO. 2020-13**

### **AN ORDINANCE AMENDING GARFIELD COUNTY ORDINANCE NO. 2020-9 WITHIN GARFIELD COUNTY, STATE OF UTAH.**

**WHEREAS**, the Garfield County Commissioners, as the governing body of Garfield County, State of Utah, specifically finds that it is in the best interest of the safety and welfare of the citizens of the County of Garfield, to amend Mobile Home & Recreational Vehicle Ordinance Number 2020-9.

**NOW THEREFORE BE IT ORDAINED** by the Board of Garfield County Commissioners, State of Utah:

**Section 1      “Chapter 2, Location” shall be amended as follows:**

### **Chapter 2.      LOCATION**

#### **2-1      Mobile Homes.**

No occupied Mobile Home shall be located anywhere within the unincorporated areas of Garfield County except in a licensed Mobile Home Park, approved Mobile Home Subdivision, as living quarters on bona fide farms and ranches, as set forth in Section 5-5 (3) or as temporary installations for members of the immediate family (parents, children, brothers, or sisters) when a temporary Conditional Use Permit is approved by the Garfield County Planning Commission and then the Garfield County Commission. This limitation does not apply to unoccupied mobile homes in licensed mobile home sale areas.

#### **2-2      Recreational Vehicles.**

1. No Recreational Vehicle shall be occupied for permanent living anywhere within the unincorporated areas of Garfield County, at any time, except in a licensed Recreational Vehicle Park approved for such use.
2. The Planning Commission and County Commission may grant a Conditional Use Permit to allow occupancy of a Recreational Vehicle longer than 30 days for uses such as construction of a permanent dwelling.

#### **2-3      Storage.**

Recreational Vehicles which are unoccupied for living purposes may be stored on a private parcel of land, provided they do not violate any required setbacks for front, rear or side yards.

**2-4     Infrastructure and Utility Connections**

1. On a private parcel of land not approved for such use, Recreational Vehicles shall not be permanently connected to infrastructure or utilities, (i.e. wastewater, culinary drinking water, natural gas, propane gas, power, etc.) at any place in the unincorporated areas of Garfield County, at any time.
  - a. Self-contained infrastructure or utilities, (i.e. wastewater septic tanks, potable water storage tanks, propane tanks, portable generators, etc.) that are affixed to, or part of the Recreational Vehicle do not apply to this section.
2. Infrastructure or utilities may be extended to Recreational Vehicles upon approval of a Building Permit from the Garfield County Building Department and a Conditional Use Permit by the Garfield County Planning Commission and County Commission for a Construction Camp.

**Section 3. ADOPTION**

Passed and adopted by the Board of County Commissioners of Garfield County, Utah, this 12<sup>th</sup> day of October, 2020.



Garfield County Commission, Chair

Leland F. Pollock

ATTEST:



Garfield County Auditor/Clerk

Camille A. Moore

County Seal:

